

Development Opportunity—Riverside, CA



- Heart of the Inland Empire
- Easy access 60/91/215 Freeways
- Tenant Improvement Assistance
- Square Footage: 3,550 to 8,850
- High Visibility
- Ample Parking

Downtown Restaurant

POTENTIAL DEVELOPMENT IDEAS:

This site is located in Downtown Riverside at the northwest corner of University Avenue and the Main Street Pedestrian Mall. Area restaurants are frequented by office professionals, government employees, Riverside County jurors, local residents, out-of-town visitors and convention attendees. There are numerous small casual restaurants located along the pedestrian mall. This centrally located site would accommodate a larger sit-down style restaurant where patrons can enjoy the downtown atmosphere and dining experience. Because the site is positioned in the heart of Downtown, it benefits from the approximately 20,000 office employees that are within walking distance. The site is easily accessible by the 60/91/215 freeways providing an easy drive for the estimated 215,000 people who live and work within a five-mile radius. From April through October, the mall comes alive with music, entertainment and vendors displaying their wares at Downtown Wednesday Night which draws an average of 5,000 people each evening. In April, the three-day Orange Blossom Festival attracts over 200,000 visitors to the downtown area.

LOCATION:

Located within the California Tower State Office Building, in the heart of Downtown Riverside, the site is surrounded by an array of professional office buildings, the convention center, museums and the Historic Mission Inn Hotel. Within walking distance are the County Superior Courthouse, California State Court of Appeal, U.S. Bankruptcy Court, U.S. District Court, County Family Law Court, Riverside City Hall, and the Riverside County Administrative Center. Collectively, these facilities combined with historical and cultural amenities have established Riverside as the Downtown of the Inland Empire, anchoring a region of approximately three million people.

SITE:

This highly visible site is located within a professional, class "A", office building that was completely renovated in 1996. Upper floors are occupied by State of California offices, legal, and financial tenants. Ground floor tenants include: McDonald's, Pacific Sticks, 42nd Street Bagel, Quizno's, N&W Pizza, Uniglobe Travel, Inland Empire National Bank, and A.G. Edwards & Sons, Inc.

IMPROVEMENTS:

While currently offering 3,550 square feet, this highly desirable restaurant space can be expanded by an additional 3,000 square feet and there is approximately 2,300 square feet available for outdoor patio dining. This site also offers a negotiable tenant improvement package.

INCENTIVES:

Redevelopment Incentives: The Redevelopment Agency may assist businesses within California Tower with tenant improvements as well as loan guarantees, or grants. Other incentives such as reduction in fees or taxes are negotiable on a case by case basis.

Electric Utility Incentives: The City of Riverside proudly owns, operates and maintains its own electric utility which offers its commercial customers stable rates, reliability, energy efficiency incentives, lighting programs, energy management services and technical assistance.

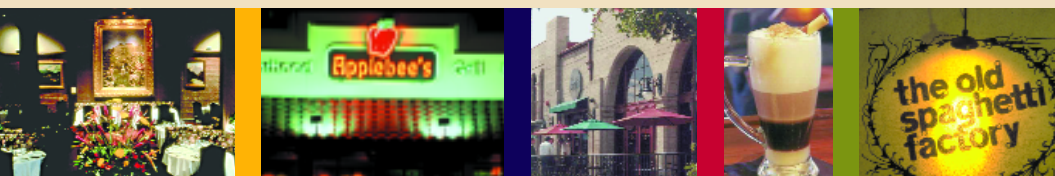
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The information included is for site selection purposes only. It reflects the best current information available and is subject to change. The City of Riverside is not responsible for any inaccuracies in this information. Due diligence is encouraged on all development projects and requirements may change on a case by case basis.



CITY OF RIVERSIDE
DEVELOPMENT DEPARTMENT



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